

SEMINOLE COUNTY RURAL AREA ISSUES, OBJECTIVES AND IMPLEMENTATION TOOLS OUTLINE

The Planning Staff of Seminole County facilitated a Community Workshop on Tuesday, November 30, 2004 at the Geneva Elementary School from 6:00 PM – 8:00 PM to identify the defining elements and components of rural character within the Seminole County Rural Area and to identify priority issues with regard to the preservation of the rural character of the area. The focus of the workshop was a group exercise by residents of three distinct sub-areas of the Rural Area to identify priority issues facing each area. The three sub-areas were defined as Geneva, Rural Chuluota and the Black Hammock. Although each of these areas has distinctive characteristics that make them a successful rural community, they share very common issues and concerns. The Major Issue Topic Areas from this workshop are described below. Included is an outline of the actions and programs that are currently being relied upon by the County to protect the Rural Area through the County's Adopted Comprehensive Plan, which includes the Urban/Rural Boundary, Objective 11 of the Future Land Use Element (Preserve the Rural Lifestyles in East Seminole County) which includes a series of seventeen rural protection policies. In addition to those policies, the outline includes recommendations for additional implementation techniques that would support and enhance the County's current efforts.

- 1. Urban Encroachment/Protect the Boundaries of the Rural Area*
- 2. Water Supply*
- 3. Existing Agriculture/ Large Landholdings*
- 4. Open Spaces and Viewsheds*
- 5. Residential Development*
- 6. Non-Residential Uses*
- 7. Rural Infrastructure*

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TOPIC AREA 1: Urban Encroachment/Protect the Boundaries of the Rural Area

Maintain Current Urban/Rural Boundary	Use all available legal instruments to secure the boundary.	<p>The County currently accomplishes this through:</p> <ol style="list-style-type: none"> 1. Adopted Comprehensive Plan, which includes the Urban/Rural Boundary, Objective 11 of the Future Land Use Element (Preserve the Rural Lifestyles in East Seminole County) and a series of rural protection policies. These policies are further implemented through the LDC. 2. Recent Charter Amendment 3. Joint Planning Agreements (JPAs) with Sanford (expired) and Oviedo which include provisions of services, facilities and land use compatibility in the rural area. 4. Seminole County Fiscal Impact Analysis model (SCFIAM) 	<ol style="list-style-type: none"> 1. Refine standards in the Comprehensive Plan regarding amending the urban/rural boundary. (Both Qualify and Quantify) 2. Require (SCFIAM) to amend the boundary. 3. Transitional Areas should be revised in Joint Planning Agreements (JPA) to create the “transition.” In addition, specific Comprehensive Plan policies that are relevant to the treatment of transition areas should also be reflected in the JPAs (i.e., Policy FLU 11.7 prohibits the connection of Florida Avenue to Stone Street.) 4. Prepare and adopt a JPA with the City of Winter Springs. 5. JPAs should also include a clarification of future densities and intensities in the Transitional Area and adjacent areas including a procedure for resolution of conflicts and/or disputes, criteria for amending the urban/rural boundary and standards for cut through traffic. 6. The County should use the SCFIAM.
Protect and create edges	Use physical features to define the rural area.		<ol style="list-style-type: none"> 1. Create a “Ruralbelt” that physically defines the rural area by requiring a specific depth/and opacity of a defined natural vegetative buffer to distinguish the Rural Area from the Urban Area. 2. Transitional Land Uses should be

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			<p>created to address specific edge concerns.</p> <p>3. JPAs should include performance standards for the buffering of “edge properties” that include opacity standards. These standards should also be reflected in the County’s LDC where appropriate to buffer rural uses from the Urban Area.</p>
Land Use Density	Preserve and maintain rural residential density	<p>1. The County adopted rural land use designations in 1991 and created standards in the LDC to support this density of rural residential development.</p> <p>2. Residential density is based upon net developable acreage. It is one method which serves to limit the overall number of residential units permitted with the Rural Area.</p>	<p>1. The basic structure of land use and zoning should be maintained.</p> <p>2. The method of calculating net residential density should be maintained.</p>

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TOPIC AREA 2: Water Supply

Geneva Lens	Water quality and quantity issue.	The Geneva Freshwater Lens Task Force was created in 1993 and completed a report to the State Legislature identifying the effectiveness of existing programs and recommending corrective actions for any deficiencies discovered. These recommendations included water quality and quantity monitoring. In 2004, the County prepared the "Geneva Lens Study." The study reviewed water quality-chloride concentrations and water levels that were monitored by St. Johns River Water Management District. The water quality and levels data from the monitoring of the wells shows no degradation of water quality or levels in the freshwater Lens. However, monitoring will need to continue to ensure viability of the Geneva Freshwater Lens.	Prepare a carrying capacity analysis and establish a consistent method to monitor the wells. Seek grants and/or participation from the SJRWMD or DEP for this detailed analysis of the Geneva Lens.
Black Hammock Water Service Area	Limit provision of central water services to residents for potable water uses only, not irrigation.	Seminole County Environmental Services provides potable water services to some residents of the Black Hammock Area through a wholesale agreement the County has with the City of Oviedo. This wholesale agreement enables the County to connect to the City's water system and purchase capacity on a wholesale basis. Both City and County agree that neither party shall be responsible to provide and/or maintain Water Service Capacity flows and/or pressures sufficient to guarantee fire flow in this rural area. The water is for household needs, not irrigation. In	1. Maintain and limit service to residential uses only.

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		2004, the County expanded the Black Hammock Water Service Area with the same conditions as stated above.	

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TOPIC AREA 3: Existing Agriculture/Large Landholdings

Development Potential Large tracts of land that are currently undeveloped provide the most significant opportunities for future development and could potentially have a significant impact on the rural landscape.	Fair and equitable opportunities for development that are economically viable which do not diminish the rural character	<ol style="list-style-type: none"> 1. SJRWMD has been active in the Purchasing of Development Rights (PDR). 2. Rural cluster development options 3. Rural subdivision standards in the LDC 	<ol style="list-style-type: none"> 1. County should actively pursue (PDR) agreements with large agricultural land holdings which allow flexibility to protect the current agriculture production. 2. The County should continue to explore the possibility of creating mitigation banks in the Rural Area and efforts to acquire lands through the County's Natural Lands Program.
Protection of Existing Rights Revisions to the Rural Area policies should not create undue hardship or negative economic impacts to the families that have been exceptional stewards of the land for generations.	Preserve and maintain <u>current</u> rural residential densities for the land.	The County adopted rural cluster development options in the Comprehensive Plan and implemented rural subdivision standards in the LDC.	Rural Cluster Development --Refine rural subdivision standards for clustering and the protection of the agricultural lands to include additional tools and incentives for cluster development including the possibility of Transfer of Development Rights (TDR), Governmental agricultural leases, or some other incentive. Identify mechanisms to permit agritourism within open space/agricultural portion of a cluster development through the open space easement. (This mechanism may be a special exception for certain uses or may be permitted by easements for other uses.)

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TOPIC AREA 4: Open Spaces and Viewsheds

Logging and Clearing	Protection of large networks of open space Protection of natural resources	<ol style="list-style-type: none"> 1. The County protects open space areas through the following regulations: <ol style="list-style-type: none"> a) Arbor Ordinance b) Wetland Protection Ordinance c) East Seminole County Scenic Corridor Overlay District 2. The County continues to purchase lands under the Natural Lands Program and to coordinate with other agencies in the preservation of lands in the Rural Area. 	<ol style="list-style-type: none"> 1. Create additional corridor design standards that will further protect the open space and viewsheds for the Rural Area. (i.e., develop standards that allow for the clustering of lots which create additional protection standards for open space). 2. Review examples of other jurisdictions that impose a fine for land clearing, “after the fact”, given certain specified conditions. i.e., Sarasota County. 3. Review / revise current rural overlay standards and scenic corridor overlay roadways standards to further protect the scenic vistas of these roadways.
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TOPIC AREA 5: Residential Development

Preserve Rural Character Introduction of suburban residential amenities into the Rural Area is detracting from the character of the area. The amenities include: gates, walls, fencing, entrance features and formal recreational uses.	Residential development should maintain the rural character of the area.	The County currently relies on existing regulations to provide guidelines and standards for all residential subdivision. There are additional guidelines for rural subdivisions.	1. Create design standards/ recommendations for the location and design for all residential amenities and amenity structures to protect the rural viewshed of the road. 2. Develop rural lighting standards. 3. Review / revise current rural overlay standards and scenic corridor overlay roadways standards to further protect the scenic vistas of these roadways.
Code Enforcement Balance government involvement, i.e. code enforcement.	Continue to balance the need for code enforcement activities that protect the community from egregious code violations while recognizing the uniqueness of the Rural Area lifestyle.	The County currently addresses code enforcement violations based upon the receipt of individual complaints. Upon receipt of a complaint, the County addresses the correction of all violations in a proactive manner regardless of the location of the violation.	Maintain current efforts.

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TOPIC AREA 6: Non-Residential Uses

Design 1. Uses that are permitted by right and uses permitted by Special Exceptions 2. Historic Geneva	The design of currently permitted or allowed non-residential uses should not detract from the rural character of the area.	1. The County underwent a study for Chuluota and created the Chuluota Nonresidential Design Standard Zoning Overlay Ordinance. 2. The County has received a State grant to update the 1994 survey for historic structures in the Geneva area.	1. Create performance standards for all non-residential uses and non-residential development, redevelopment; and additions to existing structures especially along SR 46 in Geneva. These standards should address those elements that are required for the protection of rural character. 2. Create regulations for rural lighting standards to achieve dark skies. 3. Create specialty design standards for infrastructure in Geneva to insure the protection of the historic flavor of the area, i.e., lighting fixtures, pavers, etc. based on the support of the community. 4. Adopt regulations to address the protection of historic structures in Geneva.
Uses 1. Agri-Tourism, i.e., Big Oaks ranch 2. Existing restaurants and small retail uses. i.e., Black Hammock Fish Camp 3. New Uses 4. Conversion of nurseries to a more intensive future use	Permit only non-residential uses that complement a rural lifestyle by evaluating appropriate regulations and standards which address traffic issues and impacts to current and future residential areas.	The County has relied upon their existing regulatory structure and process to handle this issue.	1. Establish criteria for uses, i.e. agritourism, within the Rural Area and special exceptions by defining the appropriate scale and design for uses. 2. Develop incentives to protect the continuation of a variety of agricultural uses (including nurseries).

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TOPIC AREA 7: Rural Infrastructure

<p>Major Roads The Rural Area includes roads that function as a part of a regional network that includes SR 46. Potential widening of roads may affect the rural character.</p>	<p>Maintain a limited transportation network designed to serve rural communities. Required improvements should not detract from the rural environment.</p>	<ol style="list-style-type: none"> 1. The Regional 2025 Long Range Transportation Plan (LRTP) includes 4-laning of SR 46 because it is an evacuation route. This expansion is not anticipated to occur prior to the year 2020. 2. The 4-laning of CR 419, south of Chuluota to the Orange County line, is scheduled for construction in the 2010 timeframe. 	<ol style="list-style-type: none"> 1. Maintain the current County policy to provide a rural level of service for all roadway infrastructure within the Rural Area. 2. Create cross-sections for the roadways that are identified for improvement that will insure that they are designed to protect the rural character of the area. 3. Allow cross section of CR 419 to be designed as an urban section to accommodate the Flagler Trail. 4. Revise Policy FLU 11.9 Rural Roadway System Level of Service Standards to reflect this revision in policy to permit CR 419 to be expanded east/south of the Chuluota By-pass and the widening for SR 46.
<p>Local Roads The paving of some unpaved roads within the Rural Area may have created an unintended consequence by providing local transportation options that affect driving habits and lead to increased traffic on these local streets.</p>	<p>Protect local residential roadways.</p>		<p>Re-evaluate the paving program for local roads within the Rural Area.</p>

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Stormwater Implement the improvements identified in the Master Drainage Basin Plans that have been completed within the Rural Area.	Balance the need to provide safe and adequate access (minimize flooding) while maintaining the current tree canopy which is primarily located in the drainage areas.	1. SJRWMD purchased lands to address stormwater issues associated with Lake Jesup. 2. The County has conducted drainage basin studies.	1. The County is to study the location and need for additional regional structures. 2. Implement control strategies required by SJRWMD for total maximum daily loads (TMDLs).
Trails Support the establishment of a variety of types of trails within the rural area including pedestrian and equestrian facilities.	Provide trails within the Rural Area that are predominantly unpaved and that reflect and reinforce the rural character of the area.	1. Passage of the referendum for trails. 2. Flagler Trail is located within the Rural Area.	1. Continue to seek grants and to coordinate with other State and Federal agencies to supplement the County's trail building program. 2. Continue efforts to connect North Flagler Trail to South Flagler Trail.
Fire Protection	Maintain Rural Level of Service for fire protection	Currently, the County maintains a rural level of service for fire protection.	Require large residential and non-residential structures to have a sprinkler system connected to a well for fire suppression.